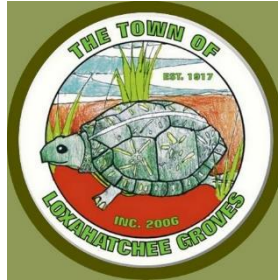


**TOWN OF LOXAHATCHEE GROVES
TOWN HALL CHAMBERS
ULDC ADVISORY COMMITTEE**

AGENDA

October 29, 2020 – 4:00 – 6:00 P.M.



**Jo Siciliano (Seat 1)
Cassie Suchy (Seat 3)
Todd McLendon (Seat 5)**

**Lisa Trzepacz (Seat 2)
Laura Cacioppo (Seat 4)
Tom Goltzene (Alt.)
Simon Fernandez (Alt.)**

Administration

**Town Manager Jamie Titcomb
Town's Planning Consultant, Jim Fleishmann
Town Clerk, Lakisha Q. Burch**

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

The ULDC Advisory Committee meets on the 4th Thursday of each month subject to the direction of the Town Council.

CALL TO ORDER

OPENING

- 1. Call to Order & Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments**

REGULAR AGENDA (Background information distributed at the 9/24/20 Meeting)

PLEASE BRING YOUR NOTEBOOKS FROM LAST MEETING

- 1. Florida Department of Economic Opportunity Technical Assistance Planning Grant Comprehensive Plan Amendments (i.e. Okeechobee Blvd. Overlay) – Discussion**
- 2. ULDC review:** Zoning Districts, Administration, and Definitions
- 3. Issue Specific:** Non-Conforming Uses discussion

COMMENTS FROM THE PUBLIC

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURNMENT

Town of Loxahatchee Groves, Florida ULDC Advisory Committee

Comprehensive Plan Amendment 2020-01

PREPARED BY: Jim Fleischmann

September 24, 2020

SUBJECT: Florida Department of Economic Opportunity Technical Assistance Planning Grant
Comprehensive Plan Amendments

1. BACKGROUND/HISTORY

The Town was awarded a \$40,000 (100%) Technical Assistance Planning Grant from the Florida Department of Economic Opportunity (FDEO) to address Town road classification and land use issues. Two principal work deliverables are attached.

Deliverable 1 (attached), Inconsistent Approvals identified parcels of land with inconsistent approvals and potential corrective measures, including Future Land Use Map (FLUM) amendments, Zoning Map amendments, or other measures available to address identified inconsistencies. Deliverable 1 consisted of the following two tasks:

1. Create an Excel database documenting: Palm Beach County development approvals (i.e. prior to adoption of the Town's Comprehensive Plan and land development regulations) and Business Tax Receipts (BTRs); and Loxahatchee Groves development approvals and BTRs.
2. Create an Excel database identifying properties with a Palm Beach County development approval or BTR that is inconsistent with the Town's Comprehensive Plan and/or land development regulations. In addition, for each property with an inconsistent approval recommend an appropriate means to gain consistency.

The above data base will be used by Town staff to identify uses that are inconsistent with the Town's Comprehensive Plan and ULDC and determine the approval status of future applications.

Deliverable 2 (attached), Update of the Future Land Use and Transportation Elements of the Comprehensive Plan consisted of the following :

1. A review of the "Urban Collector" classification of Okeechobee Boulevard and local road classifications and, based upon the review, recommend Comprehensive Plan amendments;
2. A review of the term "Low Impact Non-Residential Development" and recommend Comprehensive Plan amendments and future Town actions to clarify the issue;
3. A summary of the Grant funded public workshop and online survey oriented to clarifying the desired future development character of Okeechobee Boulevard and Southern Boulevard.
4. Preparation of Comprehensive Plan amendments based upon the results of Tasks 1-3.

The Staff Report (attached) Comprehensive Plan Amendment (CPA) 2020-01: FDEO Planning Grant

Amendments, summarizes the findings and recommendations of the grant deliverables. Specific recommendations related to the above work activities are presented in Sections II - *Transportation System Update*; III - *Low Impact Non Residential Review and Analysis*; IV *Town Visioning Process* and V *Low Impact Non-Residential Comprehensive Plan Amendments* of the Deliverable 2 report.

2. COUNCIL ACTION

The Town Council voted 4 – 1 to approve Ordinance 2020-03 (CPA 2020-01) on First Reading at its meeting on August 4, 2020. The Council also directed both the Planning and Zoning board and ULDC Advisory Committee to review and comment on CPA 2020-01 prior to Second Reading of the Ordinance.

ULDC Advisory Committee

ULDC Review Process

PREPARED BY: Jim Fleischmann

September 24, 2020

SUBJECT: Comprehensive review of the town's Unified Land Development code (ULDC)

1. BACKGROUND/HISTORY

The Town Council has directed the ULDC Advisory Committee to undertake a comprehensive review of the Unified Land Development Code (ULDC)

2. PROPOSED REVIEW PROCESS

For the purposes of review, the ULDC will be divided into sections. Each section will be distributed at a ULDC Advisory Committee meeting for discussion the following month. Each ULDC member will be asked, during the "review month" to highlight questions, or recommendations (i.e. no change, revisions, additions or deletions) for discussion at the next meeting. If consensus on a recommendation is reached, a motion to that effect will be made. If consensus is not reached, a motion will be made recommending an additional course of action.

3. INITIAL SECTIONS TO BE REVIEWED.

The Table of Contents is attached as a point of reference for the entire ULDC. In addition, the following ULDC sections are attached for the initial review session:

1. Part I: Administration and Definitions, Article 10: Definitions, Abbreviations, and Construction of Terms (i.e. Table of Contents). (NOTE: This section will not be comprehensively reviewed initially; rather, it is included in the event that a Committee member wants to understand or revise a term when reviewing a specific ULDC section in which the term is included.)
2. Part I: Administration and Definitions, Article 05 – Administration and Legal Provisions.
3. Part II – Zoning Districts

4. INITIAL SECTIONS TO BE REVIEWED.

The above sections will be reviewed and discussed at the next ULDC Advisory Committee meeting.

Town of Loxahatchee Groves, Florida
ULDC Advisory Committee

NON-CONFORMING USES

PREPARED BY: Jim Fleischmann

September 24, 2020

SUBJECT: Identification of Non-Conforming Uses and recommendations for corrective measures.

1. BACKGROUND/HISTORY

Data collected in Deliverable 1 of the FDEO Technical Assistance Planning Grant program, particularly Business Tax Receipts (BTRs) issued by Palm Beach County and Loxahatchee Groves, identified many uses in Town that are inconsistent with the Comprehensive Plan and Unified Land development Code.

2. OBJECTIVE OF THE REVIEW PROCESS

The objective of the review process is to understand the nature and extent of non-conforming uses in Loxahatchee Groves, review existing, and propose appropriate corrective measures. .

3. INITIAL DATA TO BE REVIEWED.

Maps and data tables generated in Deliverable 1 of the FDEO Technical Assistance Planning Grant program and existing tools available to the Town to address non-conforming land uses. FDEO Technical Assistance Planning Grant program